

070.0

0003

0001.G

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 2,452,300 / 2,452,300
USE VALUE: 2,452,300 / 2,452,300
ASSESSED: 2,452,300 / 2,452,300
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
339		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SANTINI FABRIZIO	
Owner 2:	
Owner 3:	

Street 1: 339 MYSTIC STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: I.T.F. AMERICA LLC -
Owner 2: -

Street 1: 60 PLEASANT STREET UNIT 523	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 40,620 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 5143 Square Feet, with 2 Units, 4 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		40620		Sq. Ft.	Site		0	70.	0.50	4			Med. Tr	-20	View	25			1,421,700						1,421,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										44874
										GIS Ref
										GIS Ref
										Insp Date
										02/10/14

!6005!

Prior Id # 1: 44874
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT										Parcel ID	070.0-0003-0001.G
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	1,029,900	500	40,620.	1,421,700	2,452,100	2,452,100	Year End Roll	12/18/2019	
2019	101	FV	799,900	500	40,620.	1,421,700	2,222,100	2,222,100	Year End Roll	1/3/2019	
2018	101	FV	799,900	500	40,620.	1,218,600	2,019,000	2,019,000	Year End Roll	12/20/2017	
2017	101	FV	799,900	500	40,620.	1,137,400	1,937,800	1,937,800	Year End Roll	1/3/2017	
2016	101	FV	799,900	500	40,620.	974,900	1,775,300	1,775,300	Year End	1/4/2016	
2015	101	FV	782,600	500	40,620.	873,300	1,656,400	1,656,400	Year End Roll	12/11/2014	
2014	101	FV	544,700	4700	40,620.	909,400	1,458,800	1,458,800	Year End Roll	12/16/2013	
2013	101	FV	35,700	4700	40,620.	867,100	907,500	907,500		12/13/2012	

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
I.T.F. AMERICA	66193-55		10/7/2015	Convenience		10	No	No					
BOWES ROBERT E/	53451-541		8/27/2009			735,000	No	No					
MORGAN CHASE BA	52361-397		3/8/2009	Bank Sale		635,000	No	No					
ALJADER HANA F	52361-395		3/6/2009	Forclosure		1	No	No					
ALJADER HANA F/	41030-479		9/26/2003	Family		1	No	No					
ALJADER HANA F	27278-176		5/8/1997	Family		1	No	No	F				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
4/4/2016	381	Solar Pa	5,000					solar array	2/10/2014	Meas/Inspect	PC	PHIL C	
4/8/2013	499	Manual	34,500	C					6/16/2009	Measured	189	PATRIOT	
12/20/2012	1673	Heat App	20,000					GEOTHERMAL HEAT PU	11/7/2005	Permit Visit	BR	B Rossignol	
8/29/2012	1075	New Buil	600,000					BUILD NEW HOME W/G	11/13/2000	Hearing N/C	201	PATRIOT	
7/24/2012	916	Demoliti	25,000					HOME	10/12/1999	Meas/Inspect	263	PATRIOT	
2/20/2004	105	Manual	2,500					REPAIR WATER DAMAG	8/1/1988		PM	Peter M	
11/20/2000	950	Addition	62,000	O		G4	GR FY04	ADD 5 FT TO 2ND FL					
2/21/1996	34		4,200					SHED DORMER					
7/13/1993	317	Manual	5,000					REROOF					

Sign: VERIFICATION OF VISIT NOT DATA / / /

